

## **Historic Preservation Commission**

### **Regular Called Meeting**

**February 15, 2005**

#### **Item 1. Call To Order**

On Tuesday, February 15, 2005, the Round Rock Historic Preservation Commission met in a regular called meeting in the Planning Conference Room located at 301 W. Bagdad, Suite 210. With a quorum present, Chairman Palmer called the meeting to order at 5:30 p.m. Also present were Vice-Chairman Gary Brown, Commissioners Lynn Smith and David Conrad (alternate). Also attending the meeting were Joelle Labrosse, Senior Planner and Armida C. McClure, Planning Technician.

#### **Item 2. Approval of Minutes: December 14, 2004**

Following roll call, the minutes for the December 14, 2004 meeting were reviewed.

**Motion:** Vice-Chairman Brown moved to approve the minutes of the December 14, 2004 meeting as presented. Commissioner Smith seconded the motion.

<b>Vote:</b>	Ayes:	Earl Palmer Gary Brown Lynn Smith
	Noes:	None
	Absent:	Ellen Macaulay Bob Brinkman
	Abstain:	None
	Action:	Motion carried
	Non-Voting:	David Conrad, Alternate

#### **Item 3. New Business:**

- 3.a. Consider a request by John Avery to demolish the garage and replace the roof at 400 E. Main Street.**

Mr. Avery informed the Commission that they have been renovating their house for the past three months. Mrs. Avery retold the story of a squirrel visit and the damage done to the roof of their house. Mr. Avery discovered the rotted roof was due to the age of the roof being built in the late thirties and the recent heavy rain. The house was initially built in two phases and the place where the old roof meets the new roof is the site of the problem. The wind picks up the shingles and flops them around. They need to replace the roofing material (sample of fish-scale shape material) with another type because the fish-scale type is no longer available. The new material is an Alco or Timberline product and it is pretty close to the original color. This is a sturdy, hardy product and they think it will work well.

Chairman Palmer asked what was in the plans for the garage. Mr. Avery commented on the condition of the garage being so deteriorated that is not safe to even walk inside of it. The wood is rotten down to the beams holding the sides up. The walls seem ready to fall over at any moment. Mrs. Avery commented that the building is very dangerous. Mr. Avery would have loved to restore it but it would be very costly. He commented that the old windows and heavy doors could be used for something else. The cypress wood sides are hard as a rock, and could be used somewhere else. The Avery would be willing to give them away to anyone who wants them.

Mr. Avery talked about the number of visitors to the Old Nelson house across the street from his house estimating at least 100 visitors a day. The college going up at Chandler Road will open by Fall this year. In 1900, the Nelsons enticed the Lutheran College to locate in Round Rock. It opened in July 1905, and now 100 years later, we will have another college opening, the Higher Education Center (HEC). Chairman Palmer thanked to the Averys for everything they have done for the city.

**Motion:** Vice-Chairman Brown moved to approve the replacement the roof and remove the garage with the following conditions:

- The replacement roof shall be the same material and color as the sample presented at the meeting since the existing material is no longer available.
- The garage may be demolished due to unsafe conditions and the prohibitive cost of restoration.

Commissioner Smith seconded the motion.

<b>Vote:</b>	Ayes:	Earl Palmer Gary Brown Lynn Smith
	Noes:	None
	Absent:	Ellen Macaulay Bob Brinkman
	Abstain:	None
	Action:	Motion carried
	Non-Voting:	David Conrad, Alternate

**3b. Consider a discussion on the historic nature of the area known as the “Round Rock-Llano Stagecoach Road”.**

Chairman Palmer asked about the location of the Llano Stagecoach Road. Ms. Labrosse informed the Commission that there was a letter from the Transportation Department to Mr. Pavlasek, with a brief description of the road, included in the meeting packet for their information. Mr. Pavlasek called and said he would not be able to attend tonight’s meeting and asked if the Commission could table this item for another time. Ms. Labrosse thought it would be a good idea to have the information about the “Stagecoach Road” on record.

**Motion:** Chairman Palmer and the Commissioners all agreed to table Mr. Richard Pavlasek’s request.

#### **Item 4. Old Business**

#### **Item 5. Planners Report and Commissioners Comments**

Ms. Labrosse wanted to let the Commission know that the Gas Station at Adam Garage was gone and the motor court vacated. Staff is hoping he will come before the Commission soon.

Ms. Labrosse informed the Commission about the letter of submittal, which was pulled from the packet by the legal department. It concerned the Hills Country Trail.

Chairman Palmer asked if there was anything coming up that the Commission should be aware of. Ms. Labrosse commented that the main thing was the applications for partial tax exemptions due to Williamson County April 30. Then the Commission needs go to through the inspection process again. The Commission did give a lot of “fairs” last year. Those will need to be looked at more closely and possibly discuss them. If a property got a fair rating last year and gets another one this year, the owner is not eligible for the tax exemption this year. The process must be completed by June.

Most inquiries have been about Adams Garage. Commissioner Smith expressed concern about Mr. Adams not obtaining a demolition permit beforehand last time. Ms. Labrosse commented that he should apply for demolition permit because he is now aware of the procedure. The Building Inspection department will notify staff as soon as he applies for a permit.

Ms. Labrosse informed the Commission about Mr. Quick’s response that he cannot remove the material from the facade of 114 E. Main Street in pieces. He does not yet have a timeline in which to remove the façade and mentioned that, he may just keep it as it is. Mr. Quick will come back to the Commission at a later date.

#### **Item 6. Adjournment**

Hearing no further discussion or comments, Chairman Palmer  
adjourned the meeting at 6:05 p.m.

Respectfully Submitted,

Armida C. McClure

Planner Technician